

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the second day of March 2005, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Member
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
Jeffrey H. Simme, Building & Zoning Inspector
John M. Dudziak, Deputy Town Attorney
Mary Nowak, Recording Secretary

March 2, 2005

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Highway Superintendent: Richard L. Reese, Jr.

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held March 2, 2005. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:35 PM. Motion was made by Steven Socha to approve the minutes from the February 2, 2005 Planning Board Meeting Motion seconded by John Gober and unanimously carried.

Administrative - Chair Keysa referred to Com. 3/02/04 from Supt. Thomas Markle. Chair Keysa will see that the Superintendents of Lancaster Central Schools and Iroquois Central Schools each receive a copy of the large scale map of Windsor Ridge South Subdivision.

Chair Keysa referred to Com. 3/02/16 and told the Planning Board that he would like to use money from the Planning Board's budget to purchase two copies of The Latest Illustrated Book of Development Definitions. One copy will be for the Planning Board Library and one copy for circulation among Planning Board Members.

COMMUNICATIONS:

ACTION ITEMS -

SITE PLAN REVIEW - HARRIS HILL NURSING FACILITY, 2699 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, ADDITION OF 13,453 SQ. FT. PROJECT NO. 4019. CONTACT PERSON: MCGUIRE GROUP CARE FACILITY.

William Tuyn, Greenman-Pedersen Inc. presented to the Planning Board the site plan review for the proposed three separate additions to the existing nursing home facility. The additions will be constructed in two phases and will total 13,453 sq. ft. All three additions will be within the existing loop road around the facility. The plan shows 164 parking spaces which is 10 more spaces than required. No trees will be removed at the southeast corner of the lot. Town Engineer Robert Labenski stated that there is enough capacity in the existing detention for the three additions. There will be no changes in lighting.

DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board. Motion seconded by Michael Myszka and unanimously carried.

OTHER MATTERS

Pleasant Meadows Subdivision, Proj. # 9704 - Chair Keysa referred to Com.3/02/20 from Town Attorney Richard Sherwood regarding lots #4, #5, #6, & #7. Since the backyards of these lots back up to Pleasant Meadows Parkway, some type of screening was suggested for privacy. Mr. Tuyn stated that the builder will be putting in some type of screening, most likely a berm, along that section of lots. Chair Keysa asked the Planning Board for a motion to add this recommendation to the Preliminary Plat that has been previously recommended to the Town Board. John Gober made a motion to recommend that plantings and/or a berm be constructed as additional screening along the back yards of lots #4, #5, #6, & #7. Motion was seconded by Lawrence Korzeniewski and duly carried by a vote of 6 ayes with Member Anderson abstaining from the vote.

At 8:08 PM Steven Socha made a motion to adjourn the meeting. Motion was seconded by Melvin Szymanski and unanimously carried.

